



## Subdivision Authority

### Agenda

*Council Chamber, Leduc County Centre, Nisku, AB*

***Tuesday, June 18, 2024***

**1. Order – 1:30 p.m.**

**2. Adoption of agenda**

**3. Adoption of previous minutes**

Subdivision Authority Minutes – May 21, 2024

✓

**4. Subdivision applications**

1. SD24-021 – Gordon Dorn – Plan 3615RS, Block F – NW 31-50-23 W4 –

Roll 720050

✓

2. SD24-029 – David Huculak – SW 27-50-22 W4 – Roll 299000

✓

3. SD24-030 – Richard Erdmann – NW 5-50-22 W4 Roll 209000

✓

**4. Adjournment**

**Delegated Authority Decisions: May - 10**

*✓ Attachment provided*

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**Subdivision Authority  
Minutes**

*Council Chamber, Leduc County Centre, Nisku, AB  
Tuesday, June 18, 2024*

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**Order and roll call**

The meeting was called to order at 1:30 p.m. on Tuesday, June 18, 2024, by Chair Tanni Doblanko and committee members Glenn Belozar, Ray Scobie and Dal Viridi were present. Member Rick Smith was unable to attend.

**Other attendees:**

- Mr. Alan Grayston - Secretary of Subdivision Authority
- Mrs. Charlene Haverland – Manager, Development Services
- Mr. Sarmad Abbasi, Senior Planner, Development Services
- Mrs. Laurie Stoetzel - Recording Secretary

2 other individuals attended the meeting.

**Agenda Adoption**

**32-24** Committee Member Ray Scobie that the agenda for the June 18, 2024 Subdivision Authority Committee meeting be accepted as presented.

**CARRIED UNANIMOUSLY**

**Previous Minutes – Tuesday, May 21, 2024**

**33-24** Committee Member Glenn Belozar that the May 21, 2024 Subdivision Authority Committee minutes be accepted as presented.

**CARRIED UNANIMOUSLY**

**Proposed Subdivision – Gordon Dorn – Plan 3615 RS, Block F (NW 31-50-23 W4) – Roll 720050      D24-021**

Mr. Sarmad Abbasi, Senior Planner, Development Services, presented a staff report with respect to the application by the applicant Gordon Dorn. Staff recommends approval to subdivide one country residential lot of 1.34 ha (3.31 ac) from a title area of 3.67 ha (9.08 ac).

**DISCUSSION**

The subject lands are located in Goudreau Estates subdivision which is located at Township Road 510. The Goudreau Estates subdivision was created in 1970, comprised of 35 country residential lots.

Goudreau Estates is districted RC – Country Residential. Policy 4.5.1.4 of the Municipal Development Plan stipulates Country Residential developments must not exceed 50 lots per quarter section. The proposed subdivision represents the 36nd lot within this quarter section.

Regulation 10.1.4 of the Leduc County Land Use Bylaw 7-08 stipulates the sizes for new residential lots in the Country Residential District should be minimum 1 ha (2.47 ac) and maximum 4.0 ha (9.88 ac). The proposed lot would be 1.34 ha (3.31 ac); and the remainder lot would be 2.336 ha (5.77 ac) in size.



The Water Act requires a subdivision application resulting in 6 or more lots to include a potable water assessment to determine the availability of well water. A restrictive covenant will need to be registered on the proposed parcels restricting the development of a private well prior to a potable water assessment that assures the well water is in compliance with the Water Act.

Drainage appears to be managed by a pond that is to be shared by both of the proposed parcels. A drainage easement addressing storm water cross-lot drainage will need to be registered as a condition of approval.

The existing shop on the southern proposed parcel will be in non-conformance once subdivided from the existing dwelling. Timing for the removal of the shop will be required, unless a development permit is obtained for a dwelling.

There were no adjacent landowner comments received.

Chair Tanni Doblanko asked if Committee Members had any questions or comments for administration.

Sarmad Abbasi responded:

- a house would need to be built in order for the shop to remain on the property
- if the applicant was to drill a well, a potable water assessment would have to be conducted. A caveat will be placed on title

The applicant was not in attendance.

Chair Tanni Doblanko asked if Committee Members had any further comments or questions for administration

There were none.

**34-24** Committee Chair Tanni Doblanko moved that the application to subdivide one country residential lot of 1.34 ha (3.31 ac), from a title area of 3.67 ha (9.08 ac) be approved with the following conditions:

1. Pursuant to Section 654(1)(d) of the Municipal Government Act, the applicant/owner pay any outstanding property taxes to Leduc County or make satisfactory arrangements with the Council of Leduc County for the payment thereof;
2. Pursuant to Section 9(e) of the Matters Related to Subdivision and Development Regulation, access to the proposed parcels to be constructed to the standards of Leduc County at owners expense;
3. Pursuant to Section 9(g) of the Matters Related to Subdivision & Development Regulation, the applicant/owner confirm that any existing sewage disposal system(s) on the subject property is/are in compliance with the *Private Sewage Disposal Systems Regulation* in force at the time of application. Should the existing system(s) not be in compliance, modifications to the existing system(s) or installation of new system(s) shall be required;
4. Pursuant to Section 655(1) of the Municipal Government Act, a restrictive covenant shall be registered against the newly created lots prohibiting potable water from any well on the lands unless a Potable Water Study, satisfactory to Leduc County and Alberta Environment has been prepared by a qualified person and demonstrates that the diversion of 1250 cubic meters of water per year for household purposes for the newly created lot on the said lands is sustainable and will not interfere with any uses of ground water existing at the time of the Study;
5. A Drainage Easement agreement to be registered on titles of both of the proposed parcels to protect the conveyance of storm water across property lines, to the satisfaction of Leduc County;



6. Pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant/owner (shall) enter into a development agreement with Leduc County and abide by the terms therein;
  - a. Timing for the removal of the existing shop on the proposed 1.34 ha lot, unless a development permit approval is obtained for a dwelling on the proposed 1.34 ha lot;
7. The subdivision be registered pursuant to Alberta Land Titles requirements.

**CARRIED UNANIMOUSLY**

**Proposed subdivision – David Huculak – SW 27-50-22 W4 – Roll 299000**

**SD24-029**

Mr. Sarmad, Abbasi, Senior Planner, Development Services, presented an updated staff report with respect to the application by the applicant David Huculak. Staff recommends approval to subdivide four 15.85 ha± (40 ac±) smallholdings parcels from an unsubdivided quarter section of 63.39 ha± (156.63 ac±).

### **DISCUSSION**

The subject lands abut Range Road 222A on the east and Township Road 504 to the south. The lands have previously never been subdivided.

The Agricultural Land Suitability Rating indicates the subject land consists of Class 2 and Class 5, with Class 2 considered Prime Agricultural Land. An Agricultural Impact Assessment was completed and returned a score of 62 which indicates that the proposed subdivision is Class 2 or 3 farming land which attributes to a higher score, however the subdivision does align with planning policy.

According to the Municipal Development Plan the subject lands are located within the Agricultural Area D (Small Holdings) where policies are aimed to support diversification of agricultural operations on smaller tracts of land and to minimize potential impacts on the Beaverhills Biosphere. In accordance with policy 4.3.1.9 and 4.3.1.10 of the Municipal Development Plan, there shall be no more than three subdivisions (four titled lots) per quarter section in Agricultural Area D (Small Holdings). The proposed subdivision would result in the creation of three subdivisions (four titled lots) in this quarter section which aligns with the policies for Agricultural Area D.

The applicant has mentioned that their proposed agricultural intent is to promote small farming opportunities. Administration supports that the proposals may be utilized for similar small holdings pursuits due to the size of the parcels proposed. For this reason, administration is of the opinion the proposed subdivision meets the intent of Agricultural Area D.

Lot grading plan and drainage will be addressed at the time of Development Permit.

No adjacent landowner comments were received in response to the proposed subdivision

Chair Tanni Doblanko asked if Committee Members had any questions or comments for administration.

- There were none.

**35-24** Committee Member Dal Viridi moved that the application to subdivide four 15.85 ha± (40 ac±) smallholdings parcels from an unsubdivided quarter section of 63.39 ha± (156.63 ac±) be approved subject to the following conditions:

*AD*



1. Pursuant to Section 654(1)(d) of the Municipal Government Act, the landowner pay any outstanding property taxes to Leduc County or make satisfactory arrangements with the Council of Leduc County for the payment thereof;
2. Pursuant to Section 9(a) of the Subdivision and Development Regulation, access to the subdivisions to be constructed to the Leduc County standards at the owner's expense;
3. Pursuant to Section 9(g) of the Matters Related to Subdivision & Development Regulation, the applicant/owner confirm that any existing sewage disposal system(s) on the subject property is/are in compliance with the Private Sewage Disposal Systems Regulation in force at the time of application. Should the existing system(s) not be in compliance, modifications to the existing system(s) or installation of new system(s) shall be required;
4. The subdivision be registered pursuant to Alberta Land Titles requirements.

**CARRIED UNANIMOUSLY**

**Proposed subdivision – Richard Erdmann – NW 5-50-22 W4 – Roll 209000**

**SD24-030**

Mr. Sarmad Abbasi, Senior Planner, Development Services, presented a staff report with respect to the application by the applicant Richard Erdmann. Staff recommends approval to subdivide one 16.19 ha± (40 ac±) undeveloped smallholdings parcel from a previously subdivided quarter section of 63.48 ha± (156.99 ac±).

### DISCUSSION

The subject lands abut Range Road 225 on the west. The lands were subdivided in 2007, creating a 1.21 ha (2.99 ac) parcel near the southwest quarter section boundary.

The Agricultural Land Suitability Rating indicates the subject land consists of Class 2, with Class 2 considered Prime Agricultural Land. An Agricultural Impact Assessment was completed and returned a score of 70 which indicates that the proposed subdivision is Class 2 farming land which attributes to a higher score, however the subdivision does align with planning policy.

According to the Municipal Development Plan the subject lands are located within the Agricultural Area D (Small Holdings) where policies are aimed to support diversification of agricultural operations on smaller tracts of land and to minimize potential impacts on the Beaverhills Biosphere. In accordance with policy 4.3.1.9 and 4.3.1.10 of the Municipal Development Plan, there shall be no more than three subdivisions (four titled lots) per quarter section in Agricultural Area D (Small Holdings). The proposed subdivision would result in the creation of a second parcel (three titled lots) in this quarter section which aligns with the policies for Agricultural Area D.

The applicant has included an outline of their proposed agricultural endeavors in the letter of intent which includes plans for yielding low-sugar horse hay for racing horses and horses with dietary needs, as well as the development of a homestead on the proposed parcel. Administration supports the proposals may be utilized for similar small holdings pursuits due to the size of the parcels proposed. For this reason, administration is of the opinion the proposed subdivision meets the intent of Agricultural Area D.

No adjacent landowner comments were received in response to the proposed subdivision.

Chair Tanni Doblanko asked if Committee Members had any questions or comments for administration.

There were none.



Chair Tanni Doblanko called upon the applicant to speak to the subdivision. Christie Erdmann approached and provided the following information:

- Subdivision would allow their son to be the 4<sup>th</sup> generation farmer on the land.

Chair Tanni Doblanko asked if Committee Members had any further comments or questions for administration

There were none.

**36-24** Committee Member Ray Scobie moved that the application to subdivide one 16.19 ha± (40 ac±) undeveloped smallholdings parcel from a previously subdivided quarter section of 63.48 ha± (156.99 ac±) be approved with the following conditions:

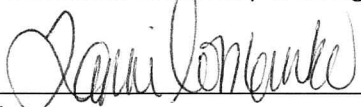
1. Pursuant to Section 654(1)(d) of the Municipal Government Act, the landowner pay any outstanding property taxes to Leduc County or make satisfactory arrangements with the Council of Leduc County for the payment thereof;
2. Pursuant to Section 9(g) of the Matters Related to Subdivision & Development Regulation, the applicant/owner confirm that any existing sewage disposal system(s) on the subject property is/are in compliance with the Private Sewage Disposal Systems Regulation in force at the time of application. Should the existing system(s) not be in compliance, modifications to the existing system(s) or installation of new system(s) shall be required;
3. Pursuant to Section 9(a) of the Subdivision and Development Regulation, access to the subdivisions to be constructed to the standards of Public Works at the Owners/Developer's expense; and
4. The subdivision be registered pursuant to Alberta Land Titles requirements.

**CARRIED UNANIMOUSLY**

**Adjournment**

Chair Tanni Doblanko declared the Subdivision Authority meeting be adjourned.

The Subdivision Authority meeting was adjourned at 2:49 p.m.

  
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Chairman

  
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Secretary